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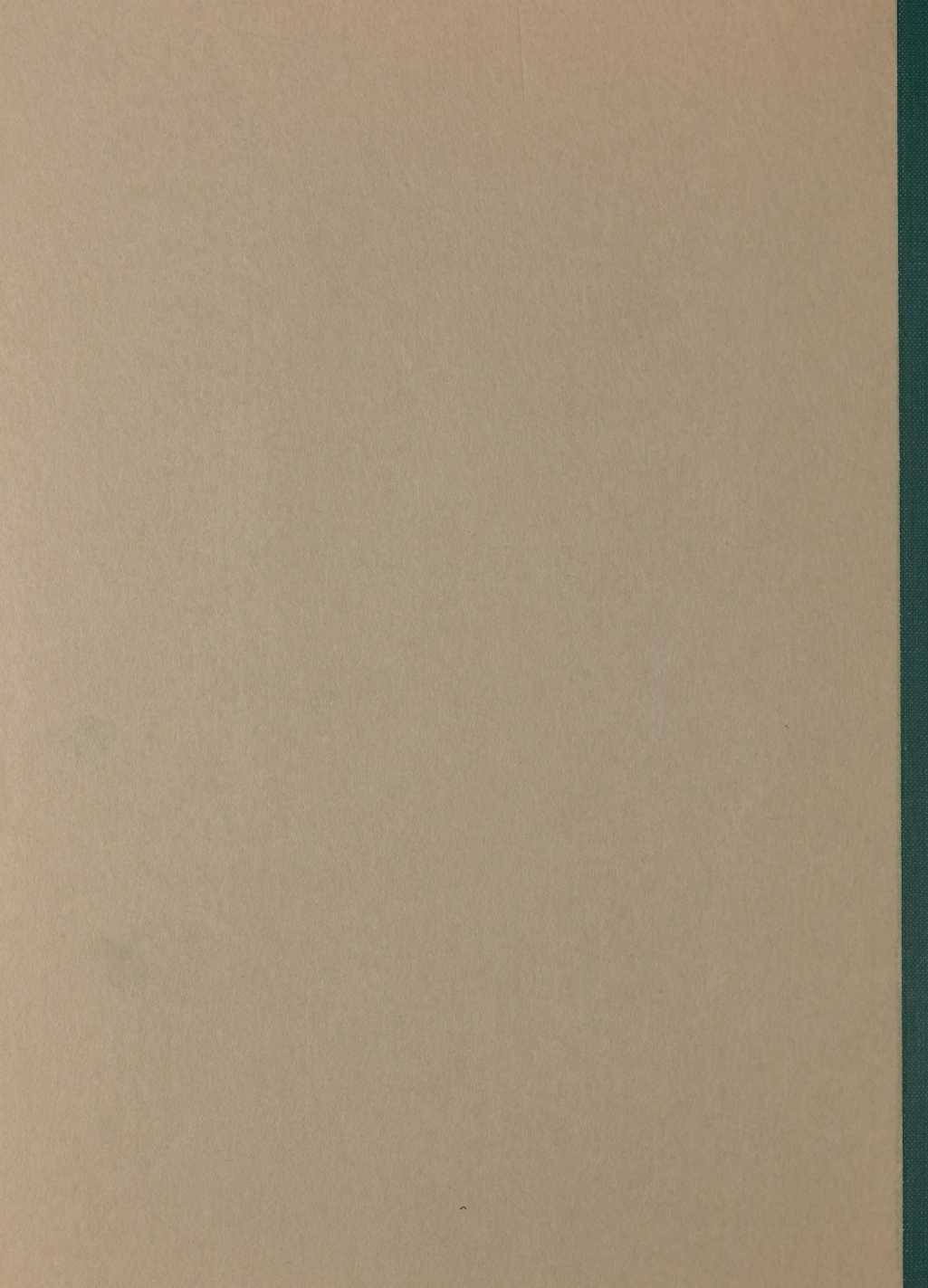
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Ontario. Municipal affairs dept.

Community planning branch

[General publications]

[C-8] Glossary of definitions
for words and phrases frequently used
in restricted area (zoning) by-laws.
1948.





ONTARIO
DEPARTMENT OF
PLANNING AND DEVELOPMENT

QUEEN'S PARK
TORONTO 2, ONTARIO

1st August 1948

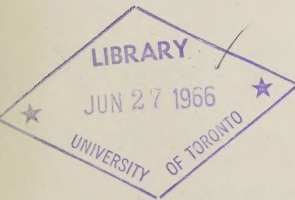
To Municipal Councils, Planning Boards
and all persons concerned with the
preparation of Restricted Area (Zoning)
By-laws.

Due to wide diversity in the meaning of words and phrases, frequently used in restricted area (zoning) by-laws passed under authority of Section 406 of The Municipal Act, the question of "Definitions" has been reviewed at some length by this Department in co-operation with a group of Municipal Solicitors, interested in such by-laws.

Resulting from these deliberations, the definitions in the attached glossary, dated 1st August 1948, have been formulated and are sent to you with the thought that such as are deemed to be appropriate by your Municipal Solicitor, may be included in any restricted area by-law which Council may wish to initiate.

In connection therewith it is suggested

- 1) That such definitions, as are to be included, should be listed alphabetically and set down in an "Interpretation Section".
- 2) That definitions for words and phrases used in Section 406 of The Municipal Act should not be undertaken.
- 3) That definitions for words or phrases used only infrequently should not be included in the interpretation section, but rather, the extended meaning thereof should form part of the text of the by-law.



Yours very truly,

A. E. K. Bunnell,
Consultant,
Community Planning Branch.

GLOSSARY OF DEFINITIONS FOR WORDS AND PHRASES

FREQUENTLY USED IN RESTRICTED AREA (ZONING) BY-LAWS

ACCESSORY BUILDING—shall mean a detached, subordinate building, not used for human habitation, located on the same lot with the main building and shall include a private garage.

ACCESSORY ROOM—shall mean a room in a building other than a habitable room, designed or used for human habitation and private use, and shall include a bathroom, shower, water closet compartment, laundry, pantry, hallway or corridor, furnace, storage or recreation room and a cellar.

ACCESSORY USE—shall mean a use customarily incidental and subordinate to and located on the same lot as, the principal use of the premises.

AREA OF A BUILDING—shall mean the maximum projected horizontal area of the building at grade measured to the centre of party walls and to the outside of other walls, including roofed porches, verandahs, air wells and all other spaces within the building, but excluding terraces, steps, cornices, fire-escapes, exterior stairways, ramps and open loading platforms.

AREA OF GROUND FLOOR (or Ground Floor Area)—shall mean the maximum area of that floor measured to the inside of all outside walls, excluding, in the case of a dwelling, any garage, porch, verandah or sun room unless such sun room is habitable at all seasons.

ATTIC— shall mean the portion of a building situate wholly or in part within the roof, which is not a half storey.

BASEMENT—shall mean that portion of a building, between two floor levels, which is partly below grade but which has at least one half of its clear height above grade.

BOARDING HOUSE—shall mean a dwelling in which meals are regularly served, for a consideration, to three or more persons other than the lessee, tenant or owner thereof or members of his family.

BUILDING LINE—shall mean any line regulating the position of a building or structure on a lot.

BUILDING LOT—in a residential area, shall mean the land appropriated for the exclusive use of one dwelling and elsewhere, the parcel of land on which a building or group of buildings is erected.

BUILDING LOT AREA—shall mean the total land surface measured on the horizontal plane within the building lot boundaries.

BUILDING LOT CORNER—shall mean a building lot situated at the intersection of two streets, of which the two adjacent sides, that abut the intersecting streets, contain an angle of not more than one hundred and thirty-five (135) degrees and where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior building lot lines, provided that:

1. In the latter case, the corner of the building lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents, and
2. Any portion of a corner building lot distant more than one hundred (100) feet from the corner, measured along the street line shall be deemed to be an interior building lot.

BUILDING LOT INTERIOR—shall mean a building lot other than a corner building lot.

BUILDING LOT LINE—shall mean any boundary of a building lot.

BUILDING LOT LINE, FRONT—shall mean the line that divides a building lot from the street provided that, in case of a corner building lot, the shorter building lot line that abuts a street, shall be deemed to be the front building lot line and the longer that so abuts shall be termed a "side lot line".

BUILDING LOT LINE, REAR—shall mean the building lot line which is farthest from and opposite to the front building lot or street line.

BUILDING LOT, THROUGH—shall mean a building lot having separate frontages on two parallel streets.

BUILDING LOT, PERCENTAGE OF—see Coverage.

BULK— shall mean the cubic content of a building above grade.

CAMP, TOURIST—see Tourist Camp.

CAMP, TRAILER—see Trailer Camp.

CELLAR— shall mean that portion of a building between two floor levels which has more than one half of its clear height below grade.

CEMETERY—shall mean any land which is put apart as a place of interment of the dead or in which human bodies have been buried.

CHANGE OF OCCUPANCY—see Occupancy, Change of.

CORNER BUILDING LOT—see Building Lot, Corner.

COURT— shall mean an open, uncovered and unoccupied space appurtenant to a building and bounded on two or more sides thereby.

COURT, INNER—shall mean a court which does not extend to or open upon a yard, street or public lane.

COURT, LENGTH OF—shall mean the greatest mean horizontal dimension of such court.

COURT, OUTER—shall mean a court which does extend to or open upon a yard, street or public lane.

COURT, WIDTH OF—shall mean the least horizontal dimension between the opposite sides measured at right angles to the longest sides of such court.

COVERAGE—shall mean the combined areas of all the buildings on the lot measured at the level of the lowest floor above grade.

DANGEROUS—shall mean unsafe or hazardous due to construction occupancy, fire or tempest.

DUPLEX DWELLING—see Dwelling, Duplex.

DWELLING, DUPLEX—shall mean a separate building, divided horizontally into two dwelling units.

DWELLING, MULTIPLE—shall mean a building containing three or more dwelling units.

DWELLING, ONE FAMILY—shall mean a separate building containing one only dwelling unit.

DWELLING, SEMI-DETACHED—shall mean a building divided vertically into two dwelling units.

DWELLING UNIT—shall mean a room or a suite of two or more rooms, designed or intended for use by an individual or family in which facilities are provided for cooking or the installation of cooking equipment and sanitary conveniences.

ERECT— shall mean, (with reference to a building or structure) construct, build or assemble and shall include enlargement, removal, allocation and any physical operations preparatory to construction or reconstruction.

FAMILY— shall mean one or two or more persons living as a single and non-profit housekeeping unit in a dwelling unit and may include domestic servants also roomers or boarders not exceeding two in number.

FRONT— shall mean, as applied to a building, the main facade usually adjacent to and nearly parallel with, the front of the lot on which such building is located.

FRONT BUILDING LOT LINE—see Building Lot Line, Front.

FRONT YARD—see Yard, Front.

GRADE— shall mean, when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure shall mean the average elevation of the finished surface of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment, and

—when used with reference to a street shall mean the elevation of the street as established by the Municipal Engineer or other designated authority.

HALF STOREY—see Storey, Half.

HEIGHT— shall mean, when used with reference to a building or structure, the vertical distance between grade and:

1. In the case of a flat roof, the highest point of the roof surface or parapet which ever is the greater.
2. In the case of a mansard roof, the deck roof line.
3. In the case of a gable, hip or gambrel roof, the mean height between the eaves and ridge.

provided, however that any roof construction used only as ornament upon or for the mechanical operation of any building or structure such as a pent house, chimney, tower, cupola or steeple shall be disregarded in calculating the height of such building or structure.

HOME OCCUPATION—shall mean an occupation for gain or support, conducted entirely within the dwelling by members of the family residing therein and provided that all articles sold shall have been produced by members of such family.

HOTEL— shall mean any hotel, tavern, inn or public house in one building or in two or more connected or adjacent buildings used mainly for the purpose of catering to the needs of the travelling public by supplying food and furnishing sleeping accommodation of not less than ten bedrooms and includes all premises licensed under *The Liquor Licence Act, 1946*, but does not include premises commonly known as boarding houses and apartment houses.

INNER COURT—see Court, Inner.

INTERIOR BUILDING LOT—see Building Lot, Interior.

LENGTH OF COURT—see Court, Length of.

LINE OF BUILDING—see Building Line.

LOT— see Building Lot.

NON-CONFORMING—shall mean that which does not conform, comply or agree with the regulations of this by-law as of the date of final passing thereof.

ONE FAMILY DWELLING—see Dwelling, One Family.

OUTER COURT—see Court, Outer.

OCCUPANCY—shall mean the use for which a lot, building or structure is used or intended to be used.

OCCUPANCY, CHANGE OF—shall mean the discontinuance of an existing use of land or a building lot, a building or structure and the substitution therefore of a different use.

PERCENTAGE OF BUILDING LOT—see Coverage.

REAR YARD—see Yard, Rear.

REAR BUILDING LOT LINE—see Building Lot Line, Rear.

ROOMING HOUSE—shall mean any house or building or portion thereof, in which the proprietor resides and occupies at least ten per centum of the floor space as his residence, and supplies for hire or gain to other persons, lodging with or without meals in rooms furnished by the proprietor with necessary furnishing and shall not include an hotel or apartment house.

SCHOOL— shall mean an educational establishment.

- (a) **Public School** shall mean an authorized school under the jurisdiction of a Public School Board, a High School Board, or a Board of Education, and
- (b) **Separate School** shall mean an authorized school under the jurisdiction of a Separate School Board.
- (c) **Private School** shall mean a school other than a public or separate school.
- (d) **Nursery School** shall mean an authorized school operated for pre-school age children and under the jurisdiction of the Department of Public Welfare.

SELF-CONTAINED—see Dwelling Unit.

SEMI-DETACHED DWELLING—see Dwelling, Semi-Detached.

SET-BACK—when used in reference to the upper portion of a building shall mean the setting back of the outer walls of such upper portion from a building line or lines.

SIDE YARD—see Yard, Side.

SIGN— extended meaning should form part of the text of the by-law.

STOREY— shall mean the portion of a building other than a cellar, basement or attic included between any floor level and the floor, ceiling or roof next above it.

STOREY-HALF—shall mean the portion of a building situated wholly, or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 7 feet 6 inches over a floor area equal to at least 50 per cent of the area of the floor next below.

STREET— shall mean a public highway or a private thoroughfare which affords a principal means of access to abutting lots.

THROUGH BUILDING LOT—see Building Lot, Through.

TOURIST CAMP—shall include auto camp and any parcel of land or premises equipped with cabins or maintained for the accommodation of the public and any parcel of land or premises used or maintained as a camping or parking ground for the public whether or not a fee or charge is paid or made for the rental or use thereof.

TRAILER—shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and shall include any such vehicle, notwithstanding that its running gear is removed or that it is not resting upon its wheels, but shall not include any such vehicle unless it is used for living, sleeping or eating accommodation of persons.

TRAILER CAMP—shall mean land in or upon which any trailer is placed, located, kept or maintained.

VOLUME— shall mean the cubic content of a building contained within the walls, roof and lowest floor. (See Bulk for comparison.)


WIDTH OF COURT—see Court, Width of.

YARD— shall mean an open uncovered unoccupied space appurtenant to a building (except a court).

YARD, FRONT—shall mean a yard extending across the full width of a building lot on which a building is situate, and from the front building lot line to the nearest main wall of the building or buildings for which such front yard is required.

YARD, REAR—shall mean a yard extending across the full width of a building lot on which a building is situate, and from the rear building lot line to the nearest main wall of the building or buildings for which such rear yard is required.

YARD, SIDE—shall mean a yard extending from the front yard to the rear yard and from the side building lot line to the nearest main wall of the building or buildings for which such side yard is required. In the absence of front or rear yards, the side yards shall extend for the full depth of the building lot.



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